

**GILPIN-CLEAR CREEK HOME AND LANDOWNERS ASSOCIATION, INC.**

**HOA Board Fall Meeting Minutes submitted by Michelle Tyler**

**Approved via Board Member Emails**

**Date:** November 12, 2025 (remaining HOA Board meetings will begin at 7pm)

**Location:** Laurie Beckel's residence

**Attendees From the Board:** Laurie Beckel, Megan Heine, Sergio Panelo, Chad/Michelle Tyler, Tina/Curtis DePoyster, Melissa Pierce, Kim Graham and Heather Huntoon.

**Residents:** Amber and Seth Anderson, Nichole Savage

Laurie Beckel (President) called the meeting to order at 6 pm.

**Matters Addressed:**

- **Board elections:** The Board sought to create a policy for homeowner voting for the Board slate when the number of candidates is short of the allowable number of available Board seats (i.e. there is no competition within an election). Tina DePoyster made a motion that a provision be added to the by-laws that states “if we do not have any new members that are interested in running for the board, such that the number of candidates do not exceed the number of open positions, the slate of candidates will automatically be adopted without an election.” Melissa Pierce amended the motion, requesting all homeowners vote on the proposed bylaws change. President Laurie called for further discussion on the amended motion and then called for a vote. The majority of Board Members voted not to approve the motion (neither the original motion, nor amended motion). After further discussion, the Board agreed just to have a voting process that involves a robust Nomination Committee regardless of a full slate of candidates, albeit trying to bolster owner interest in Board participation.
- **Board composition:** Laurie stated that we have a vacancy for one more board member. She motioned that we add Nichole Savage to the board. Tina seconded the motion. It was unanimously approved.

**Board Officer Positions:** Laurie queried the Board Members as to who wanted to serve in officer roles and acknowledged the role of VP is filled by Melissa Pierce. Tina DePoyster nominated Laurie Beckel for President. Chad Tyler seconded. Laurie called for any discussion, being none, she called for a vote, and all Board Members voted in

favor of the motion. Tina DePoyster indicated she was willing to remain as Treasurer unless someone else wanted to serve that role, and the same with Michelle Tyler as Secretary. With no other members wanting to fill those positions, Laurie called for a vote for them to fill/remain in those positions, and all Board members voted in favor.

Laurie Beckel reiterated that we will have a robust Nominating Committee in place before next year's HOA Board elections.

**Treasurer's Report:**

Tina provided the following current Association account balances as part of her Treasurer's report:

**Business Checking: \$2,604.12**

**Business Savings: \$13,169.93**

**Emergency Fund: \$21,293.91**

**Total: \$37,067.96**

**Road Committee:** Nichole (who has grant writing experience) is looking into grants for future road maintenance funding. She also asked everyone to call Clear Creek Road and Bridge whenever York Gulch Road gets bad. The phone # is (303)679-2334.

Sergio suggested that we look into putting water bars into the roads that are on forest service land. They would help keep drivers from speeding, which contributes to the road damage. Melissa stated that one of the road maintenance issues is having all of the essential equipment in the same area where the work is being done. We should put a post on Facebook and email the community to try and recruit members with road maintenance equipment. A meeting is planned in the near future.

**Fire Mitigation Committee:** Laurie shared that Proposition 1A passed. She also stated that she would like to schedule a burn pile workshop for community members next spring/summer.

- **Community Issues:** Laurie will participate in the Sheriff's Community Advisory Committee so please let her know if you have any concerns to bring forward.
- The next quarterly HOA Board Meeting will be February 11<sup>th</sup> at 7pm (location to be determined).
- The meeting was adjourned at 7:22 pm